

PANACEA SHORES UNIT 3
 LOT 2 OR 366 P 450
 OR 519 P 283 OR 548 P 100

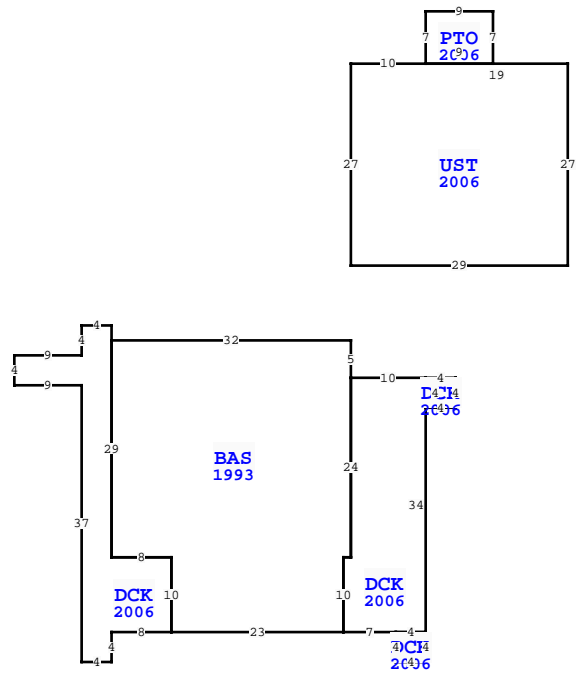
HANSELMAN SUZZANNA/HANSELMAN STEVEN
 2559 AVONHURST DR
 TROY, MI 48084

2024

08-6S-01W-030-04808-002

ELEMENT		CD	CONSTRUCTION		
Foundation	04	PILE WOOD	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	17	CB STUCCO	50		
Exterior Wall	30	VINYL	50		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	05	DRYWALL	80		
Interior Wall	06	CUST PANEL	20		
Interior Floo	11	CLAY TILE	50		
Interior Floo	12	HARDWOOD	50		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		2	100		
Bathrooms		3	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	08	FAIR			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA	03		
NEIGHBORHOOD/LOC	30.00	1.75/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,158	100	1993	1,158	169,683
DCK	16	10	2006	2	293
DCK	16	10	2006	2	293
DCK	296	10	2006	30	4,396
DCK	350	10	2006	35	5,129
PTO	63	5	2006	3	440
UST	783	45	2006	352	51,579
TOTALS	2,682			1,582	231,812

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,582	125.9100	209.33	331,160	1979	1993	0	0	30.00	70.00
1 SINGLE FAM 0% - 2024 Heated Area: 1158 HX Base Yr											



WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				235,489		
TOTAL MARKET OB/XF VALUE				8,105		
TOTAL LAND VALUE - MARKET				52,000		
TOTAL MARKET VALUE				295,594		
SOH/AGL Deduction				0		
ASSESSED VALUE				295,594		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				295,594		
TOTAL JUST VALUE				295,594		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				298,843		
5 YR PRCL CK, CHG RCVR, QUAL, DEL XFOB LN 13						
LN 8-10						
CHG CODE XFOB LN 1, PU XFOB LN 7, DEL XFOB						
5 YR PRCL CH, PU FNDN & FRME, PU CORR TRAV,						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2013878	VINYL	0	12/06/2013			
20061105	REEROOF	0	07/05/2006			
2006652	REPLACE DECK	0	04/13/2006			
2006648	ELEC UPGRADE	0	04/12/2006			
2006301	REP S-WALL	0	02/14/2006			
20051961	CHG CONTRACTORS	0	12/06/2005			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/0420	9/17/2024	WD	Q	I	01	460,000
GRANTOR: SUMPTER KENNETH GEORG						
GRANTEE: HANSELMAN SUZZANNA						
1277/0508	8/01/2022	WD	Q	I	01	382,000
GRANTOR: WARD DEBBIE S & CANDL						
GRANTEE: SUMPTER KENNETH GEO						
BUILDING NOTES						
BUILDING DIMENSIONS						
DCK=[YR=2006] W4 DCK=[YR=2006] W10 BAS=[YR=1993] N5 PTR=N10 UST=[YR=2006] E29 N27 W19 PTO=[YR=2006] E9 N7 W9 S7\$ W10 S27\$ S10\$ W32 DCK=[YR=2006] N2 W4 S4 W9 S4 E9 S37 E4 N4 E8 N10 W8 N29\$ S29 E8 S10 E23 N10 E1 N24\$ S24 W1 S10E7 DCK=[YR=2006] S4 E4 N4 W4\$ E4 N34\$ S4 E4 N4\$.						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0210	CONCRETE D	0	0	80	15	SF	6.00	6.00	100	2006	2006	3	27	1,944	
2	0211	CONCRETE W	0	0	0	0	SF	6.00	6.00	100	2006	2006	3	27	698	
3	0006	ELECTRIC L	0	0	0	0	UT	8,500.00	8,500.00	100	2006	2006	3	27	2,295	
4	0872	SEAWALL VI	0	0	0	0	LF	38.00	38.00	100	2006	2006	3	27	964	
5	0210	CONCRETE D	0	0	47	28	SF	6.00	6.00	100	2006	2006	3	27	2,132	
6	0060	DECK WOOD	0	0	6	12	SF	5.00	5.00	100	2002	2002	3	20	72	
TOTALS															8,105	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	SFR CANAL	0			75.00	125.00	1.00	LT		1.00	1.00	0.80	65,000.00	52,000.00	52,000							

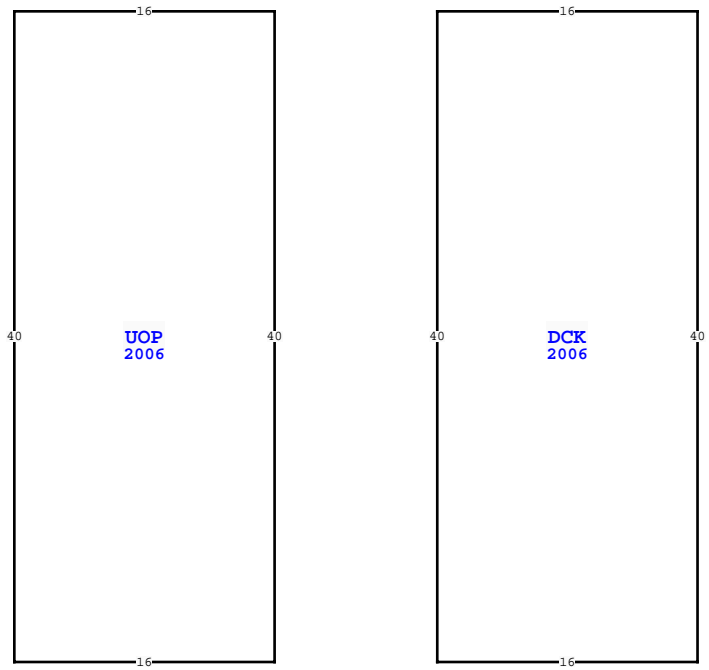
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2024

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	05	PILE CONCR	100
Frame	02	WOOD FRAME	100
Exterior Wall	29	NONE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall		N/A	100
Interior Floo	02	MIN PLYWD	100
Heating Type		N/A	100
Air Condition	00	N/A	100
Story Height		0	100
Stories	2.	2.	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	4	MKT AREA	03
NEIGHBORHOOD/LOC	30.00	1.75/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
DCK	640	10	2006
UOP	640	20	2006
TOTALS	1,280	192	3,677

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
0167	01	192	36.0000	25.20	4,838	2006	2006	0	0	24.00	76.00																	
2 OBSERV DCK 0% - 2024 Heated Area: 0 HX Base Yr																												
																												
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>07/06/2020</th> <th>MMJT</th> <th>LGL DATE</th> <th></th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>07/06/2020</td> <td>MMJT</td> <td>LAND DATE</td> <td>07/06/2020 MMJT</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </tbody> </table>														BLD DATE	07/06/2020	MMJT	LGL DATE		XF DATE	07/06/2020	MMJT	LAND DATE	07/06/2020 MMJT	INC DATE			AG DATE	
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XF DATE	07/06/2020	MMJT	LAND DATE	07/06/2020 MMJT																								
INC DATE			AG DATE																									

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TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				295,594	
TOTAL JUST VALUE				295,594	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				298,843	
COA PER USPO FORM 3557					
CHG MAIL.ADD.FWD ADD.PER USPO TO TC					
SENT LETTER OF HX REMOVAL					
LIS PENDENS 8/21/2009 REMOVE HX PER DS.					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
20051444	WALKWAY	0	09/15/2005		
025654	SEAWALL	0	09/13/1999		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1378/0420	9/17/2024	WD Q	I	01	460,000
GRANTOR: SUMPTER KENNETH GEORG					
GRANTEE: HANSELMAN SUZZANNA					
1277/0508	8/01/2022	WD Q	I	01	382,000
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EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
12 BLUE HERON WAY, PANACEA														

TOTAL OB/XF														0										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING NOTES													
BUILDING DIMENSIONS													
DCK=[YR=2006] W16 PTR= W10 UOP=[YR=2006] W16 S40 E16 N40\$ E10\$ S40 E16 N40\$.													

LAND DESCRIPTION														TOTAL OB/XF										0	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	